



**Notice of Intent
for**

**Algonquin Trail and Captain Eames Circle
Ashland, MA 01721**

August 22, 2025

**Prepared for:
Thousand Pines Development Corp.**

**Prepared by:
Crocker Design Group, LLC
2 Sharp Street Unit A
Hingham, MA 02043
781-919-0808**



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SECTION 1
PROJECT INFORMATION



1.1 Narrative

In accordance with the provisions of the Town of Ashland Conservation Commission and the Massachusetts Wetlands Protection Act (M.G.L. c.131, §40), the Applicant, Thousand Pines Development Corp, proposes roadway repaving, sidewalk replacement and installation of traffic-calming measures (landscaped median islands) along Algonquin Trail and Captain Eames Circle. These maintenance and safety improvements are part of the applicant's commitment to responsible development and long-term roadway stewardship.

The scope of work includes the full width repaving of the existing paved roadway surface, installation of brick crosswalks, new asphalt sidewalks, intermittent landscaped median islands, and new catch basins. The work will be conducted entirely within the existing roadway footprint and developed right-of-way.

1.2 Existing Conditions

Algonquin Trail and Captain Eames Circle are paved residential streets located in Ashland, Massachusetts. The surrounding land use is primarily multi-family residential homes with maintained lawns and driveways. The total area of work is approximately 5 acres.

A review of the Massachusetts Natural Heritage Atlas (2021) confirms that the project area does not fall within any Priority Habitat of Rare Species (PHRS) or Estimated Habitat of Rare Wildlife. There are no certified or potential vernal pools identified in the vicinity of the project. Please refer to Figure 3.

1.3 On site Soil Information

The proposed project does not necessitate the need for borings or test pits to be performed. As a result, we utilized the NRCS Web Soil Survey to analyze existing soil conditions. According to the NRCS Web Soil Survey, the project area contains a mix of mapped soil types, including:

- 32B – Wareham loamy fine sand, 0 to 5 percent slopes
- 44A – Birdsall mucky silt loam, 0 to 1 percent slopes
- 51A – Swansea muck, 0 to 1 percent slopes
- 52A – Freetown muck, 0 to 1 percent slopes
- 103B – Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes
- 103C – Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes
- 104C – Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes
- 104D – Hollis-Rock outcrop-Charlton complex, 15 to 25 percent slopes
- 253B – Hinckley loamy sand, 3 to 8 percent slopes
- 253C – Hinckley loamy sand, 8 to 15 percent slopes
- 253D – Hinckley loamy sand, 15 to 25 percent slopes



- 253E – Hinckley loamy sand, 25 to 35 percent slopes
- 254B – Merrimac fine sandy loam, 3 to 8 percent slopes
- 255B – Windsor loamy sand, 3 to 8 percent slopes
- 256B – Deerfield loamy fine sand, 3 to 8 percent slopes
- 260B – Sudbury fine sandy loam, 3 to 8 percent slopes
- 626B – Merrimac-Urban land complex, 0 to 8 percent slopes

These soils range from moderately well-drained to excessively drained and are characteristic of glacial outwash or till landscapes. Most fall under Hydrologic Soil Group B and are generally well-suited for infiltration. The proposed work is limited to surface-level activities and does not involve deep excavation or significant disturbance to the native soil profile. See the NRCS Web Soil Survey map included with this application for approximate limits of soil types.

1.4 FEMA – Floodplain Summary

Based on FEMA Flood Insurance Rate Map Panels 25017C0514F, 25017C0518F dated July 7, 2014, and 25017C0627F, 25017C0631F dated July 8, 2025, the project area is entirely within Zone X – areas determined to be outside the 0.2% annual chance floodplain. No work is proposed within any mapped FEMA Special Flood Hazard Areas.

1.5 Wetland Resource Areas

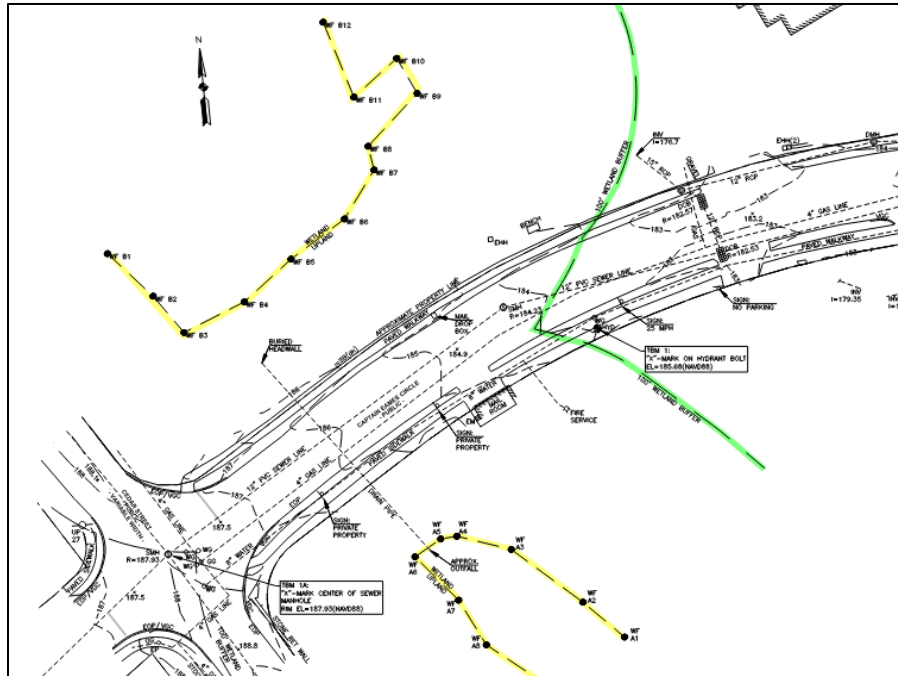
Although the work is generally within previously developed roadway corridors, portions of Algonquin Trail and Captain Eames Circle do lie within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW). No new work is proposed within the 25-foot No Disturb Zone, wetlands, or FEMA floodplain.

All work is proposed within the existing roadway footprint and is considered redevelopment. A 12” silt sock will be installed down gradient from all proposed work within 100 feet to the BVW. Installation will be in accordance with the Ashland Conservation Commission requirements to ensure no adverse impacts to nearby wetland resources.

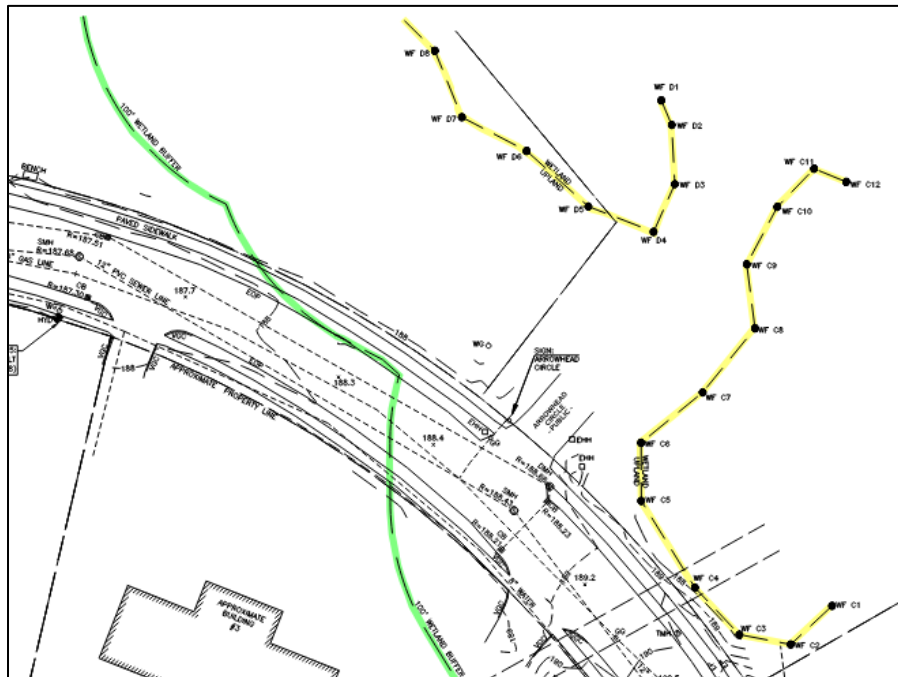
Summary of work within buffer zones:

100’ Bordering Vegetated Wetland (BVW) Buffer (310 CMR 10.55):

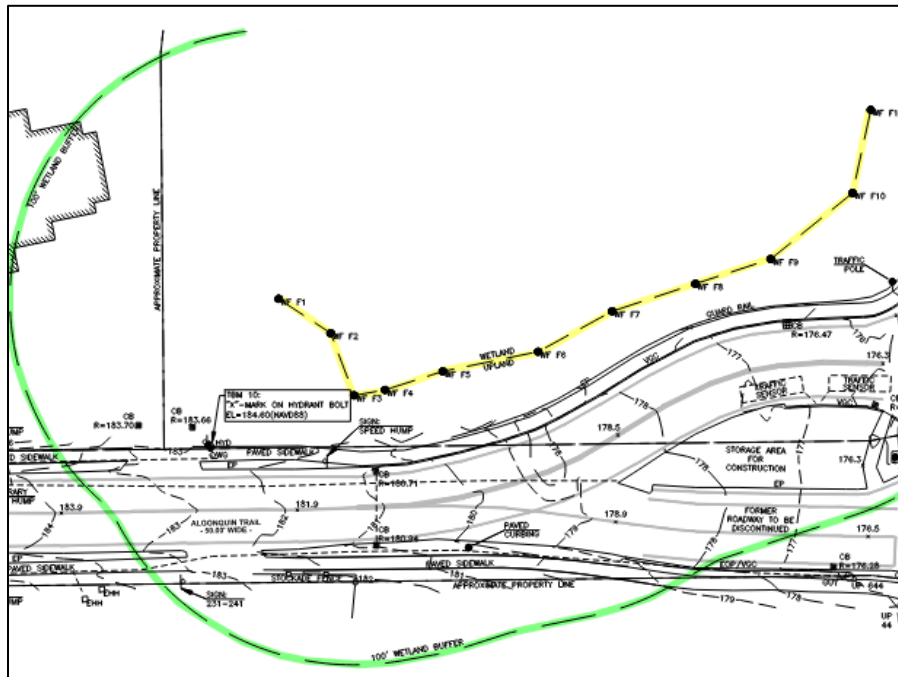
Repaving, installation of new sidewalks, brick crosswalks, and landscaped median islands are proposed within the outer buffer zone. There will be alteration to grading within the buffer, however, no new impervious area will be created. See flagged BVW boundaries and the associated 100’ buffer zones in the exhibits below.



BVW #B1 to #B12 – to the north of Captain Eames Circle,
 BVW #A1 to #A9 – to the south of Captain Eames Circle.



BVW #C1 to #C12 – to the south of Captain Eames Circle and west of Arrowhead Circle,



BWV #F1 to #F11 - to the north of Algonquin Trail and west of Pond Street.

1.6 Proposed Activities

The proposed project consists of:

- Full-depth repaving of Algonquin Trail and Captain Eames Circle
- New asphalt sidewalks
- Intermittent landscaped median islands
- Brick crosswalks
- New catch basins, drainage structures, and associated piping
- Use of erosion controls such as silt sacks in catch basins and compost filter tubes where required

1.7 Figures

FIG 1 AERIAL MAP

FIG 2 FEMA FLOODPLAIN MAP

FIG 3 MASSDEP WETLANDS AND NHESP MAP

FIG 4 USGS MAP

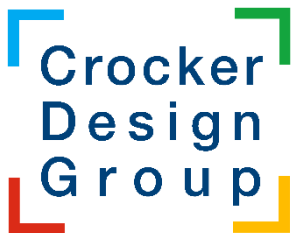
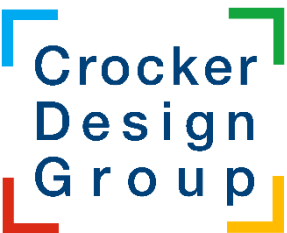
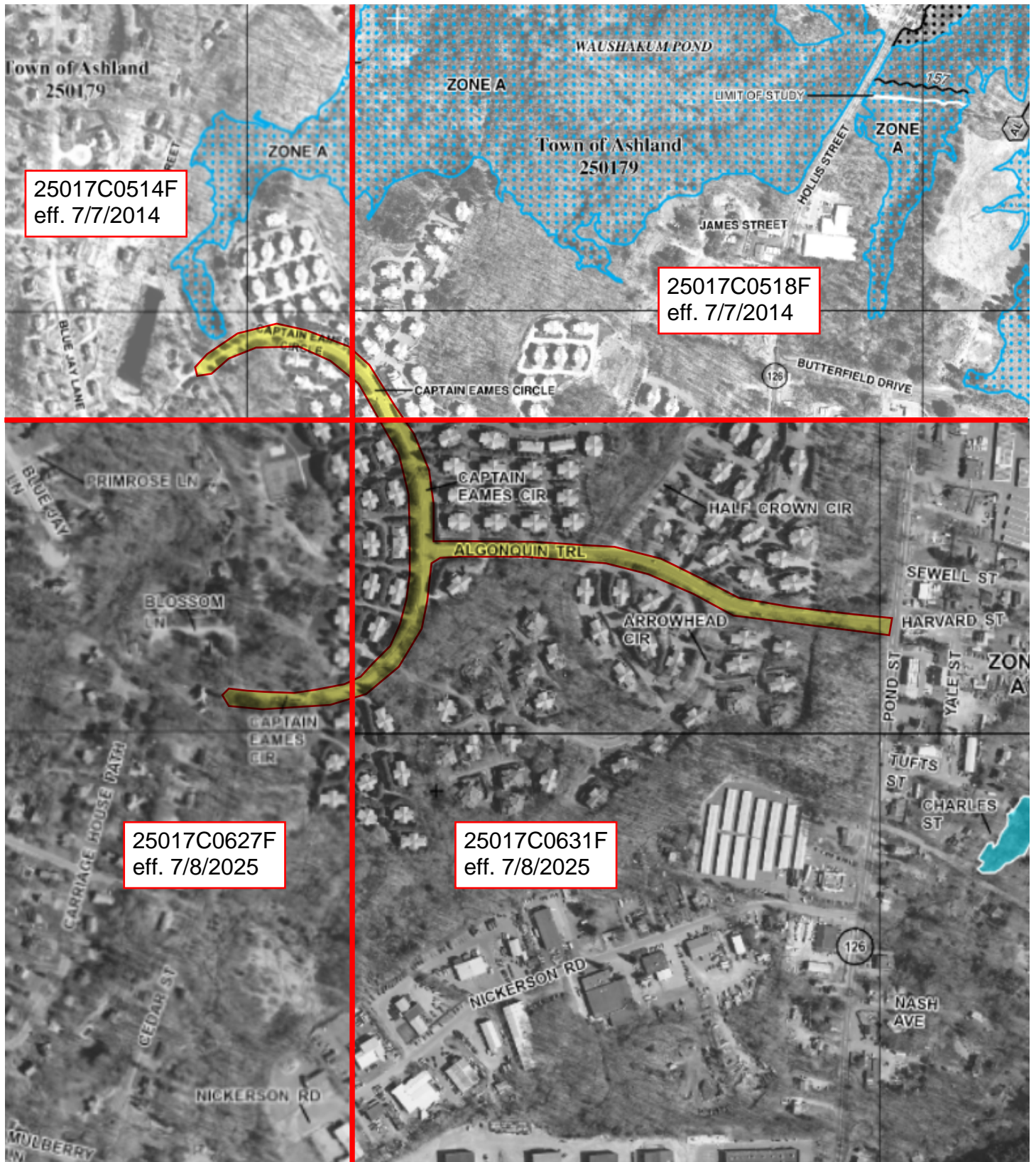


Figure 1: Aerial Map
Algonquin Trail and Captain Eames Circle
Ashland, MA 01721





FEMA # 25017C0631F, 25017C0627F eff. 7/8/2025
 25017C0514F, 25017C0518F eff. 7/7/2014
 Figure 2: FEMA Floodplain Map
 Algonquin Trail and Captain Eames Circle
 Ashland, MA 01721



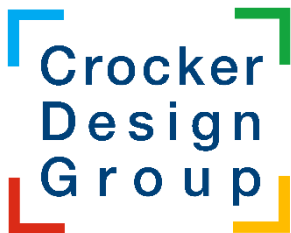


Figure 3: MASSDEP Wetlands and NHESP Map
Algonquin Trail and Captain Eames Circle
Ashland, MA 01721



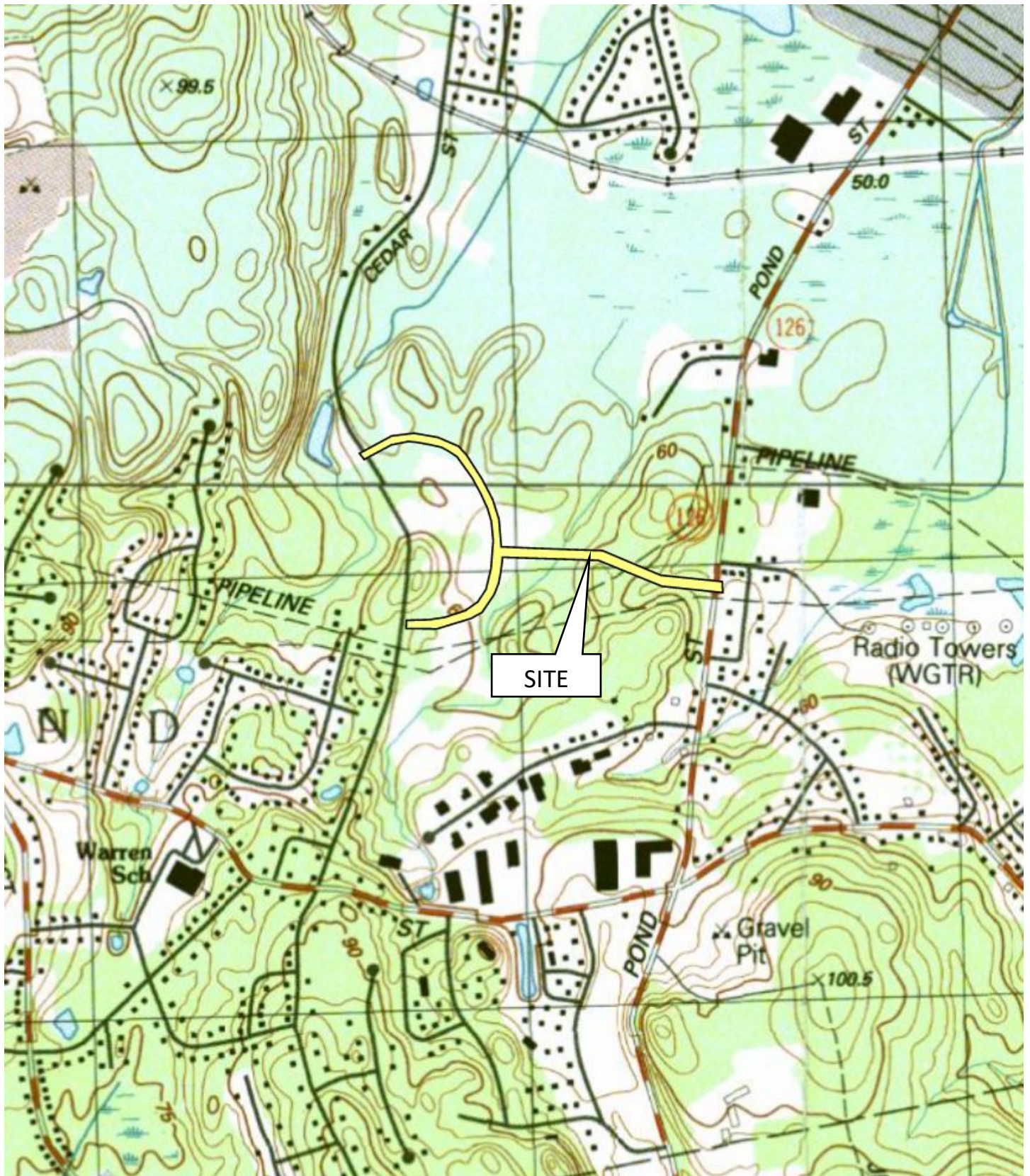
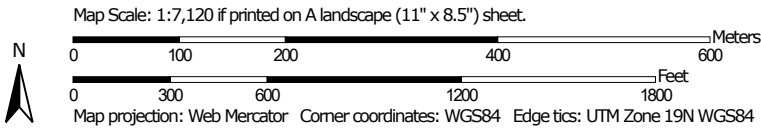


Figure 4: Site Locus USGS Map
Algonquin Trail and Captain Eames Circle
Ashland, MA 01721




Soil Map—Middlesex County, Massachusetts



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Wareham loamy fine sand, 0 to 5 percent slopes	18.3	9.8%
44A	Birdsall mucky silt loam, 0 to 1 percent slopes	9.7	5.2%
51A	Swansea muck, 0 to 1 percent slopes	3.0	1.6%
52A	Freetown muck, 0 to 1 percent slopes	21.9	11.7%
103B	Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes	9.5	5.1%
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	5.0	2.7%
104C	Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes	31.8	17.0%
104D	Hollis-Rock outcrop-Charlton complex, 15 to 25 percent slopes	0.0	0.0%
253B	Hinckley loamy sand, 3 to 8 percent slopes	16.8	9.0%
253C	Hinckley loamy sand, 8 to 15 percent slopes	6.4	3.4%
253D	Hinckley loamy sand, 15 to 25 percent slopes	5.8	3.1%
253E	Hinckley loamy sand, 25 to 35 percent slopes	7.0	3.7%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	7.8	4.1%
255B	Windsor loamy sand, 3 to 8 percent slopes	15.0	8.0%
256B	Deerfield loamy fine sand, 3 to 8 percent slopes	7.1	3.8%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	3.9	2.1%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	18.0	9.6%
Totals for Area of Interest		187.1	100.0%



WETLAND DELINEATION MEMO

TO: Crocker Design Group
FROM: Brad Holmes
DATE: April 29, 2025
RE: Captain Eames Circle & Algonquin Trail, Ashland

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions on and near the Captain Eames Circle and Algonquin Trail roadways in Ashland (the Route) on April 8, 2025. The purpose of the review was to identify wetland resource areas on and near the route. The weather on April 8th was overcast, mild (approximately 45 degrees) and damp from occasional showers. The route consists of paved roadways bordered by housing developments, stormwater management systems, etc.

Wetland resource areas are located near the route. ECR placed wetland flags along the limits of the closest wetland resource areas near the route as follows:

- Bordering Vegetated Wetland #A1 to #A9 – to the south of Captain Eames Circle.
- BVW #B1 to #B12 – to the north of Captain Eames Circle. A perennial stream is located to the north of this wetland system and more than 200 feet away from the route.
- BVW #C1 to #C12 – to the south of Captain Eames Circle and west of Arrowhead Circle. ECR also delineated the Inland Bank of the intermittent stream inside this BVW with flags IB#1 to IB#4.
- BVW #D1 to #D28 – to the north of Arrowhead Circle and south of Algonquin Trail. ECR also delineated the Inland Bank of the intermittent stream inside this BVW flagged as IB#200 to IB#204 and other side of the stream as IB#300 to IB#304.
- BVW #E1 to #E11 – to the north of Algonquin Trail and west of Half Crown Circle. ECR also delineated the Inland Bank of the intermittent stream inside this BVW flagged as IB#100 to IB#104.
- BVW #F1 to #F11 - to the north of Algonquin Trail and west of Pond Street.

The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

ECR confirms that the stream within the BVW system as delineated and noted above is an intermittent stream since the USGS topographic map identifies it as an intermittent stream (dashed line) and the Massachusetts Streamstats Program calculates a watershed area of less than 0.5 square miles (calculated at 0.31 square miles).

ECR

Environmental Consulting & Restoration, LLC



As a result of ECR's wetland delineation at the route, ECR is able to confirm that the route contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot Buffer Zone to BVW

Also, a review of the MassMapper database reveals the following:

1. The route is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The route does not contain Certified Vernal Pools according to the MaNHESP.
3. The route is located near a U.S.G.S. mapped intermittent stream.
4. The route does not contain areas mapped as Land Subject to Flooding (FEMA flood zones).
5. The route is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 - 3792 or Brad@ecrwetlands.com with any questions or requests for additional information.

SECTION 2
MA DEP FORMS



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Ashland
City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>Algonquin Trail and Captain Eames Circle</u>	<u>Ashland</u>	<u>01721</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42° 14'55.4"N</u>	<u>71°26'11.4"W</u>
	d. Latitude	e. Longitude
<u>N/A</u>	<u>N/A</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Thousand Pines Development Corp</u>		
a. First Name	b. Last Name	
c. Organization		
<u>Algonquin Trail and Captain Eames Circle</u>		
d. Street Address		
<u>Ashland</u>	<u>MA</u>	<u>01721</u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

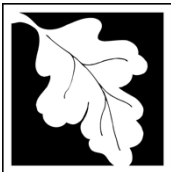
<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>David</u>	<u>Newhall</u>	
a. First Name	b. Last Name	
<u>Crocker Design Group</u>		
c. Company		
<u>2 Sharp Street, Unit A</u>		
d. Street Address		
<u>Hingham</u>	<u>MA</u>	<u>02043</u>
e. City/Town	f. State	g. Zip Code
<u>781-919-0808</u>	<u>dnewhall@crockerdesigngroup.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$1,050</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Ashland

City/Town

A. General Information (continued)

6. General Project Description:

See narrative.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

26233

c. Book

b. Certificate # (if registered land)

386

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

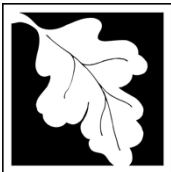
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

MassDEP File Number

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Ashland

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, and Land Subject to Coastal Storm Flowage.

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- 2/20/2024
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

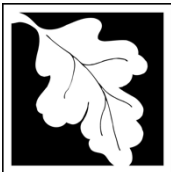
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Ashland

City/Town

C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Transportation Improvement Project

a. Plan Title

Vanasse & Associates, Inc.

b. Prepared By

August 2025

d. Final Revision Date

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2580	8/20/2025
2. Municipal Check Number	3. Check date
2579	8/20/2025
4. State Check Number	5. Check date
Crocker Design Group	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Karin Reggett

1. Signature of Applicant

8-21-2025

2. Date

3. Signature of Property Owner (if different)

Daryl M. Bull

5. Signature of Representative (if any)

4. Date

8-21-2025

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

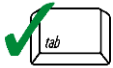
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

<u>Algonquin Trail and Captain Eames Circle</u>	<u>Ashland</u>
a. Street Address	b. City/Town
<u>2579</u>	<u>\$512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Thousand Pines Development Corp</u>		<u>MA</u>		<u>01721</u>
c. Organization		f. State		g. Zip Code
<u>Algonquin Trail and Captain Eames Circle</u>				
d. Mailing Address				
<u>Ashland</u>		<u>MA</u>	<u>01721</u>	
e. City/Town		f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address		

3. Property Owner (if different):

<u></u>		<u></u>		
a. First Name		b. Last Name		
<u></u>				
c. Organization				
<u></u>				
d. Mailing Address				
<u></u>		<u></u>	<u></u>	
e. City/Town		f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address		

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3c	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$1,050
State share of filing Fee:	\$512.50
City/Town share of filing Fee:	\$537.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

SECTION 3
ABUTTER NOTIFICATION

**TOWN OF ASHLAND
APPLICATION FOR ABUTTERS LIST**

Owner's Name THOUSAND PINES DEVELOPMENT CORP
Subject Parcel Address Algonquin Trail and Captain Eames Circle
Map and Parcel # N/A

WITHIN HOW MANY FEET DO YOU NEED ABUTTERS?

Immediate 100 Feet 300 Feet Other - Please Specify _____

PLEASE INDICATE WHICH DEPARTMENT THIS LIST IS FOR.

Inspection Services Zoning Board Planning Board
 Conservation Commission Select Board Board of Health

PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO BE CONTACTED

CONTACT NAME (if different from above): David Newhall
MAIL: 2 Sharp Street Unit A
Hingham, MA 02043
PHONE #: 781-919-0808
FAX #: None email

IF YOU WISH TO RECEIVE THIS LIST BY EMAIL PLEASE LIST EMAIL ADDRESS BELOW.**

EMAIL ADDRESS: dnewhall@crockerdesigngroup.com

COST: \$2.00 PER PARCEL/PER ABUTTER WITH A MAXIMUM OF \$50.00.

Cash or personal checks are accepted. Please make checks out to Town of Ashland.

{{{No abutters lists are to be faxed, mailed or picked up in person until we have payment.}}}

ASHLAND BOARD OF ASSESSORS

THE LIST IS VALID FOR 90 DAYS FROM CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.



Town of Ashland

MASSACHUSETTS

Conservation Commission

NOTIFICATION TO ABUTTERS: Instructions

Directions for the Applicant:

A. Timeline and Description:

- i. The applicant must notify abutters within **seven business days** prior to the hearing. The notice must include Applicant information (name), project address, brief project description, where the permit application can be found, and information on the public hearing date and time, if known. The enclosed abutter notification forms can be used. This is in accordance with the Wetlands Protection Regulations (310 CMR 10.05 (4)(a)), and the local bylaw (Wetlands Protection Bylaw, Chapter 280 Section 9).

B. Certified List:

- i. The Applicant shall obtain a Certified List of Abutters from the Assessor's office. Note that **the Assessor's office has ten days** to provide a certified list, plan accordingly. A copy of the certified list shall be submitted with the permit application, or on the night of the public hearing.

C. Abutters:

- i. Under the Wetlands Protection Act, abutters are one of the following:
 - Within 100 feet of a property line or;
 - Within 100 feet of the project site for work only within Land Under Water Bodies or Waterways, or on lots greater than 50 Acres or;
 - Landowners with lots within 1,000 feet of a linear- shaped project (typically utility projects).

D. Notification:

- i. Abutter notification must be submitted by hand delivery or by certified mailings (return, receipt requested). Signatures or mail receipts shall be submitted to the Conservation Commission at the night of the hearing, along with an affidavit of service stating that abutters were notified as pursuant by the Wetlands Protection Bylaw and the Wetlands Protection Act. Template abutter forms and an affidavit of service are enclosed within this document.

E. Final Step

- i. At the Conservation Commission meeting, the applicant must hand in the certified abutter list (if it was not included in the application), proof of delivery (signatures, and/or mail receipts), and the affidavit of services to the Conservation Agent for the file.



Town of Ashland, *Office of Conservation*

NOTIFICATION TO ABUTTERS

A/An Notice of Intent
has been filed with the **Ashland Conservation Commission** pursuant to the *Wetlands Protection Act (M.G.L. c. 131 §40)*, *Wetlands Protection Act Regulations 310 C.M.R. 10.05 (4)(a)* and the *Wetlands Protection Bylaw Chapter 280 Section 9*, and/or the *Stormwater Management Regulations Chapter 343*.

The applicant is Thousand Pines Development Corp

The proposed project is located at Captain Eames Circle and Algonquin Trail
in Ashland, Massachusetts. The proposed project is:
The applicant is proposing to repave the existing roadways at Algonquin Trail and Captain Eames Circle, reconstruct sidewalks, install brick crosswalks, add traffic calming measures, and replace and relocate catch basins as needed within 100 feet to the bordering vegetated wetlands.

The filing may be examined by electronic means only. For more information, or to request a pdf filing submittal, please call 508-532-7924, and ask for the Conservation Agent.

The public hearing is scheduled for **Monday, August 25, 2025, at 7:05 p.m.** (*Note that all hearings are posted for 7:05 unless otherwise specified on the agenda. Hearings are taken in order of the posted agenda*). The hearing will be held using a **REMOTE format**, online via Zoom. The link for the meeting can be found on the posted agenda 48 hours before the hearing is scheduled to meet. Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission, by calling 508-532-7924.



Town of Ashland MASSACHUSETTS

Conservation Commission

Affidavit of Service

I, Kyle Bridgman, hereby certify under the pains and penalties of perjury that on 8/29/25, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.00, and Chapter 280 of the Ashland Town Code in connection with a Notice of Intent permit application, filed under the Wetlands Protection Act, and the Ashland Wetlands Protection Bylaw by the applicant, Thousand Pines Development Corp.. Said permit application was filed with the Ashland Conservation Commission on 8/22/25 for property located at Captain Eames Circle and Algonquin Trail, in Ashland, Massachusetts.

Kyle Bridgman
Name

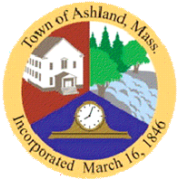
8/22/25
DATE

Kyle B...
Signature

8/22/25
DATE

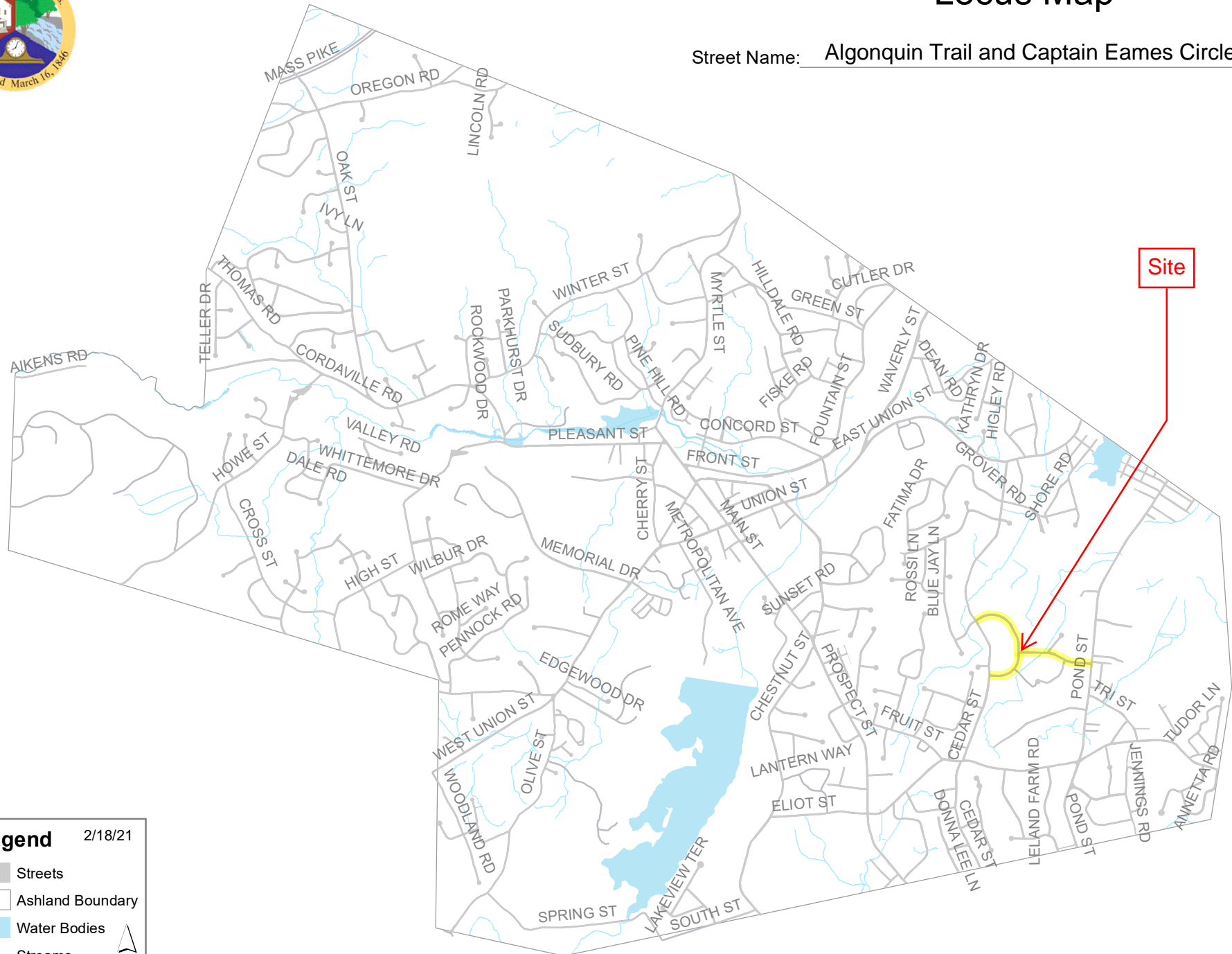
SECTION 4

TOWN OF ASHLAND REQUIRED DOCUMENTS



Locus Map

Street Name: Algonquin Trail and Captain Eames Circle



Legend 2/18/21

- Streets
- Ashland Boundary
- Water Bodies
- Streams





Town of Ashland

MASSACHUSETTS

CONSERVATION COMMISSION

Applicant Checklist for NOI/ANRAD/ANOI

This checklist is meant as guide when preparing a permit application during the State of Emergency, which was declared on March 12, 2020. This process shall remain in effect during the State of Emergency and will terminate when the State of Emergency is lifted. Note that submittal dates remain in effect.

1. **Application**- submit 2 paper copies and 1 digital copy of all materials, and 1 Stormwater Management Checklist, if applicable. No spiral bindings!
2. **Narrative**- 1 copy of a written narrative explaining existing conditions, proposed conditions, wetland resource areas on site (protected under the Act (310 CMR 10.02 (1) and the Bylaw (chapter 280)), the 100 foot Buffer Zone, the 25' No Disturb Zone and vernal pools
3. **Locus Map**- 1 copy
4. **Site Plans**- (folded) 1 large copy, and 1 (one) 11"x17" copy, if all details can be read.
Plans must show the following:
 - a. Existing Conditions
 - b. Proposed Conditions
 - c. Erosion Control Barrier- where it will be installed and a detail of the barrier to be used (note, no hay bales!)
 - d. All wetland resource areas (see item 2 above)
 - e. Endangered Species Habitat
5. **Application Fees**
 - a. Wetland Fee Transmittal Form – 1 Copy
 - b. One check to the Commonwealth: 1 copy, see 310 CMR 10.03 (7)(c) to determine the category. Once the category is confirmed, see 310 CMR 4.10 (8) (n)4. for the fee amount.
 - c. One check to the Town of Ashland for the town share of the fee under the Wetlands Protection Act. 2 copies
 - d. A second check to the Town of Ashland for the bylaw fee: 2 Copies (c. 348-2)
6. **Make an extra copy of everything from 1-5 and Submit your Application:**
 - a. State: Electronically submit the application, locus map, narrative and site plans to DEP using [eDEP](#).

- b. State Fee: Submit the state check, transmittal fee form, and photocopy of the town checks to Dept. of Environmental Protection, PO. Box. 4062, Boston, MA. 02211
 - c. Conservation Commission: 101 Main Street, Ashland MA. 01721.c All documents listed above, as well as a pdf as indicated below, and to conservation@ashlandmass.com.
7. For items 1-5, provide a pdf of everything, and CAD Files georeferenced to State Plane NAD 83 ft., if applicable, and send it to conservation@ashlandmass.com
8. **Receive hearing date and time information** from the Conservation Agent, and receive a date and time for a **pre-hearing site visit**.
9. **Legal Notice**. The Conservation Commission posts the legal notice. The applicant will get billed by Gatehouse Media.
10. **Notify Abutters** within 7 business days (no weekends or holidays).
- a. Obtain a Certified List of Abutters from the Assessor's Office
 - b. Notify abutters (certified mailing or hand delivery only) of the hearing date and time using the Commission's template and fill out an Affidavit of Service.
 - c. Mail the proof of Mailing to the Ashland Town Hall, at 101 Main Street. Note that it must be received before the scheduled meeting date. You can drop it off in the grey box located on the side of Town Hall.
11. Attend the Zoom Meeting.

Town of Ashland Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

C1: Work on Existing Single Family Lot \$110.00 _____
This includes pools, additions, etc.

**C2: Construction of Single Family House,
Crossings for Driveways, etc.** \$500.00 _____

C3: Commercial Building, Road Construction, etc. \$1050.00

**C4: Crossings for Development or Commercial
Road, Bridge, etc.** \$1450.00 _____

**C5: Work on Docks, Piers, Dikes, or other
Engineering Structures in inland resource areas** _____ *\$4=
Linear Feet _____

C6: Resource Area Delineation Review _____ *\$2=
Includes boundary delineations for vegetated wetlands
as part of a permit application (ANRAD/ RDA with
delineations/ NOI with delineations) Linear Feet _____

*single family lots limited to \$200;
\$2000 limit for all others

**All NOIs add 50% of the fee for work
in Riverfront Area** _____ *\$0.5=
Above Fee _____

2. STORMWATER MANAGEMENT PERMIT

Basic Residential Application \$100.00 _____

**Application for Residential Subdivision or
Multifamily Development** \$500.00 _____

Commercial Application \$750.00 _____

Notice of Completion for Non-Basic Residential \$150.00 _____

Permit Extension \$150.00 _____

True Copy Attest \$50.00 _____

Re-Inspection \$50.00 _____

3. OTHER PERMITS AND APPLICATIONS

Request for Determination of Applicability \$125.00 _____
Without boundary delineation

Request for Permit Extension \$100.00 _____
Not for Stormwater Management Permits

Amended Notice of Intent SEE NOI _____
Significant Revisions

Certificate of Compliance Single Family Lots \$100.00 _____
Without boundary delineation All Other Projects \$250.00 _____

Reissuance/ True Copy Attest \$50.00 _____
Not for Stormwater Management Permits

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) **(Check No. 1)** \$ 537.50

Local Filing Fee Calculated Above (Check No.2) \$ 1,050

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)

TOTAL Due DEP (Check No. 3) \$ 512.50

7. ADVERTISING FEE (Paid by phone to newspaper) TBD

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper by the Conservation Commission, the applicant will be notified of the cost and will be expected to contact the newspaper for payment within the specified deadline.